041.0	0001	0018.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,080,700 /	1,080,700
					USE VALUE:	1,080,700 /	1,080,700
					ASSESSED:	1,080,700 /	1,080,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
66	-68	RAWSON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BENNETT CHARLES A JR
Owner 2:	
Owner 3:	
Street 1:	66 RAWSON RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BENNETT CHARLES A-MARY E -
Owner 2:	-
Street 1:	68 RAWSON RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,236 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Vinyl Exterior and 3746 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 1 HalfBath, 18 Rooms, and 8 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4236.000	638,300	4,700	437,700	1,080,700
Total Card	0.097	638,300	4,700	437,700	1,080,700
Total Parcel	0.097	638,300	4,700	437,700	1,080,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 288.49 | /Parcel: 288.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 27704

GIS Ref

GIS Ref

Insp Date 11/10/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 041.0-0001-0018.0

!3391!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	638,400	4700	4,236.	437,700	1,080,800	1,080,800	Year End Roll	12/18/2019
2019	104	FV	448,600	4700	4,236.	465,000	918,300	918,300	Year End Roll	1/3/2019
2018	104	FV	448,600	4700	4,236.	339,200	792,500	792,500	Year End Roll	12/20/2017
2017	104	FV	422,300	4700	4,236.	295,400	722,400	722,400	Year End Roll	1/3/2017
2016	104	FV	422,300	4700	4,236.	251,700	678,700	678,700	Year End	1/4/2016
2015	104	FV	379,000	4700	4,236.	246,200	629,900	629,900	Year End Roll	12/11/2014
2014	104	FV	379,000	4700	4,236.	202,400	586,100	586,100	Year End Roll	12/16/2013
2013	104	FV	385,100	4700	4,236.	192,600	582,400	582,400		12/13/2012

PRINT

Date	Time
12/10/20	18:39:25

LAST REV

Date	Time
10/09/19	11:41:20

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3391

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BENNETT CHARLES	40698-371		8/29/2003	Family	1	No	No		
	11412-129		10/17/1967			No	No		N

USER DEFINED

Prior Id # 1:	27704
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/19/2016	1147	Window/S	46,000					
4/21/2011	309	Manual	4,000					BRICK FRONT STAIRW
12/20/2005	1158	Redo Kit	7,000			G7	GR FY07	REPLACE KIT CABS &
12/20/1913	1	Redo Bat	26,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2018	MEAS&NOTICE	HS	Hanne S
5/15/2013	Info Fm Prmt	EMK	Ellen K
4/21/2009	Measured	163	PATRIOT
2/28/2000	Measured	264	PATRIOT
8/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4236		Sq. Ft.	Site		0	80.	1.29	1									437,664						437,700	

Total AC/HA: 0.09725 | Total SF/SM: 4236 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 437,664 | Spl Credit | Total: 437,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	3	Total:	3
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	3	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.11480737
Const Adj.:	0.98990101
Adj $ / SQ:	187.603
Other Features:	173500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	784123
Depreciation:	145847
Depreciated Total:	638276

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	18	BRs:	8	Baths:	3	HB	1

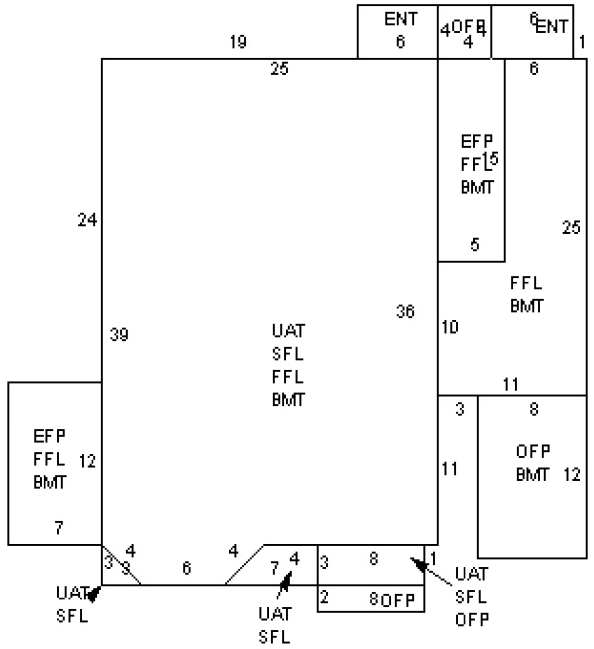
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	7	3	
1	4	2	
Totals			
3	18	8	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,382	103.130	142,532
FFL	First Floor	1,286	187.600	241,258
SFL	Second Floor	973	187.600	182,538
UAT	Upper Attic	243	131.320	31,944
EFP	Enclos Porch	159	43.900	6,980
OFP	Open Porch	152	27.080	4,116
ENT	ENTRY	48	26.130	1,254
	Net Sketched Area:	4,243	Total:	610,622
Size Ad	2259	Gross Are	4973	FinArea 3746

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	APT	90	G	
UAT	100	FLA	100		

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	187.60
Special Features:	0	Val/Su Net:	150.44
Final Total:	638300	Val/Su SzAd	282.56

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 041.0-0001-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1924	21.94	T	40	104			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700